

# LAND BANKING INFORMATION REPORT

DATE: 3/12/08

LEASE NO.(S)	8466	COUNTY:	Teton			
SALE NUMBER/S AND LEGAL	Sale No. 28	Legal NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$	Sec. 8	Twn. 26N	Rng. 3w	Ac. 320
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
	Sale No.	Legal	Sec.	Twn.	Rng.	Ac.
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office		<input type="checkbox"/> Southwestern Land Office		<input checked="" type="checkbox"/> Central Land Office	
	<input type="checkbox"/> Northeastern Land Office		<input type="checkbox"/> Southern Land Office		<input type="checkbox"/> Eastern Land Office	
Current Classification:		<input type="checkbox"/> Ag <input checked="" type="checkbox"/> Grazing <input type="checkbox"/> Timber <input type="checkbox"/> Other:				
Nominated by:		<input type="checkbox"/> Department <input checked="" type="checkbox"/> Lessee				
Isolated		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reason and describe: SWSE (40 acres) and SWSW (40 acres) bordered on one side by County Road, remaining 240 acres adjacent to other state lands which are legally accessible				
Parcel surrounded by other public land?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Parcel surrounded by other conservation easements?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Results of MEPA determine significant for threatened or endangered species?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Does the parcel/s provide public access to other public or state lands?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Does the parcel/s provide access to adjacent private lands?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:				
Parcel/s income and productivity.		Produces less than average rate of income: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High market value: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No low return of asset: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High administrative costs compared to other similar parcels: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.		<input checked="" type="checkbox"/> Reduces classified grazing lands by a minor amount.				
Extent of infrastructure.		<input type="checkbox"/> Roads <input type="checkbox"/> Water Availability of Utilities: <input type="checkbox"/> Power <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer				
Potential for appreciation or depreciation in the value of the		<input type="checkbox"/> Appreciation <input type="checkbox"/> Depreciation				

parcel.	Comments: average land appreciation
Potential for development or value-added activities that complement local and statewide economic development.	
Recommendation to sell or retain parcel. <input checked="" type="checkbox"/> <b>SELL</b> <input type="checkbox"/> <b>RETAIN</b> Reasons for Recommendation: The The 320 acres leased by Allen Denzer under consideration for sale is composed of 3 separate parcels within Section 8. One is a 40 acre parcel in the SWSE of the Section which is entirely surrounded by the the Denzer ownership but has legal access via an adjacent County road. This parcel is critical for the Denzer Ranch since it is used as a winter feeding area. Another parcel is 40 acres located ¼ mile to the Weston the county road and is adjacent to other state lands. This parcel is important for ingress and egress to the ranch facilities. The third parcel is 280 acres in size, is adjacent to the Denzer's calving barn and ranch facilities and is adjacent to other state lands. All of these parcels are incorporated into the Denzer facilities and provide no recreational opportunities. The other 4360 acres of state land adjacent to these parcels are not being considered for sale and will appropriately be retained in state ownership	

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

*This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.*

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Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINSTRATOR:

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Name/Title

Date

**Final Decision:** ☐ **SELL** ☐ **RETAIN**

**Reason for Final Decision:**